

DICKENS SOLUTIONS

(REF – 24135)

WASTE MANAGEMENT PLAN

(2nd S4.55)

OSTAR DEVELOPMENT PTY LTD

PROPOSED **RESIDENTIAL FLAT BUILDING**

@
116-124 RESTWELL STREET
BANKSTOWN

JANUARY 2025

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PART 1 – OVERVIEW AND PROPOSAL

1.1 INTRODUCTION

This is an operational plan that describes in detail the manner in which all waste and other materials resulting from the on-going use of the building on the site are to be dealt with.

The aims and objectives of the WMP and this Addendum are to: -

1. Satisfy all State and Local Government regulatory controls regarding waste management and minimisation practices;
2. Promote the use of recyclable materials in the excavation, demolition, construction and on-going operation of the building;
3. Maximise waste reduction, material separation, and resource recovery in all stages of the development;
4. Ensure the design of waste and recycling storage facilities are of an adequate size, appropriate for the intended use of the building, hygienic with safe and manoeuvrable access;
5. Ensure that the provision of waste and recycling services to the completed building is carried out in an efficient manner, which will not impact negatively on the health, safety and convenience of all stakeholders.

The land on which the development is proposed is located within the Canterbury Bankstown (former Bankstown) LGA.

This WMP is prepared in accordance with: -

- Bankstown Local Environment Plan 2015;
- Bankstown DCP 2015 – Part B13 Waste Management and Minimisation;
- All conditions of consent issued under the approved Development Application;
- The ‘Better Practice Guide for Waste Management in Multi Unit Dwellings’;
- Waste industry best practice standards for the storage and collection of waste within Multi Unit Residential Dwellings; and,
- The objective of ensuring that all waste management facilities and collection services will provide an outcome that will be effective and efficient, as well as promote the principles of health, safety and convenience.

A Waste Management Plan was prepared for the submission of an application under the provisions of Section 4.55 of the NSW EP&A Act 1979 to modify the approved Development Consent to be submitted to Canterbury Bankstown Council, for the construction of a seven (7) storey residential flat building at 116-124 Restwell Street, Bankstown, comprising:

- 89 x 1, 2 and 3 bed room units;
- Two (2) basement levels; and,
- Associated infrastructure, services and ancillary facilities.

Development Consent for the project was issued by Council under DA-333/2016 on 1 March 2017.

Development Consent for the Modification was subsequently issued by Council (DA-333/2016, DA-333/2016/A, PAN-361702) on 6th May 2024.

1.2 S4.55 PROPOSAL

In accordance with recent changes in NSW planning legislation LEP and affordable housing, it is proposed to add one (1) level to the building and increase the number of residential units from 87 to 89.

This is a new Waste Management Plan (WMP) dated 11th January 2025 and has been prepared to be submitted to Council as part the proposal.

This WMP has been developed and documented in accordance with the Architectural Drawings prepared by Urban Link Architects – Project Number: 20_030 Revision L.

1.3 PROJECT & PROPERTY DESCRIPTION

This Waste Management Plan (WMP) has been specifically designed for the development described below: -

DESCRIPTION	Seven (7) storey Residential Flat Building
NUMBER OF UNITS	- 89 x 1, 2 and 3 bed room units; - Two (2) basement levels, - Associated infrastructure
PROPERTY DESCRIPTION	The development is to be constructed over five (5) existing lots at: No 116A – Lot 5, DP 13055, Restwell Street; No 118 – Lot 4, DP 13055, Restwell Street; No 120 – Lot 3, DP 13055, Restwell Street; No 122 – Lot 2, DP 13055, Restwell Street; No 124 – Lot 100, DP 1135453, Restwell Street.
STREET ADDRESS	116-124 Restwell Street, Bankstown
AREA	3,193 square metres
LGA	Canterbury Bankstown Council
ZONING	Zone R4 – Medium Density Residential
PLANNING INSTRUMENTS	Bankstown LEP 2015 Bankstown Development Control Plan 2015

1.4 APPLICANTS DETAILS

APPLICANT	Andrew Kellert (on behalf of Ostar Development Pty Ltd)
ADDRESS	32 Bardo Circuit Revesby Heights 2212
TELEPHONE	0414 926 913
E-MAIL	andrewkellert01@gmail.com Mob: 0414 926 913

1.5 PROPOSAL

The proposal involves the construction of a seven (7) storey residential flat building (Ground Level to Level 6 inclusive) at 116-124 Restwell Street, Bankstown, comprising: -

- 89 x 1, 2 and 3 bed room units,
- Two (2) basement levels; and,
- Associated infrastructure, services and ancillary facilities.

Egress from the site will be from Restwell Street on the western end of the site.

One (1) Waste Room will be provided for this building and is located as indicated on the Architectural Drawings.

Bankstown Council's waste collection contractor will provide all waste and recycling services to the development. All waste management details are provided in Part 4 of this WMP.

Previous structures on the site were:

- 116A Restwell Street – a single storey brick and tile dual occupancy located at the rear of No 116;
- 118 Restwell Street – a single storey brick and tile dwelling with attached garage, and rear awning, detached garage, concrete driveway and paving, timber and brick perimeter fencing, some trees and miscellaneous vegetation;
- 120 Restwell Street – a single storey brick and tile dwelling with attached garage, and rear awning, detached garage, concrete driveway and paving, timber and brick perimeter fencing, some trees and miscellaneous vegetation;
- 122 Restwell Street – a single storey brick and tile dwelling with attached garage, and rear awning, detached garage, concrete driveway and paving, timber and brick perimeter fencing, some trees and miscellaneous vegetation; and,
- 124 Restwell Street – a two (2) storey brick and tile dwelling with attached garage, and rear awning, detached garage, concrete driveway and paving, timber and brick perimeter fencing, some trees and miscellaneous vegetation.

The project consists of: -

1. The demolition of all existing buildings and structures on the site;
2. The removal of all demolished materials in accordance with this WMP;
3. The excavation of the site to construct the 2 x basement levels of the building
4. The construction of a seven (7) storey residential building.
5. The provision of landscaping, driveways, concrete pathways and other elements associated with the development; and,
6. The on-going use of the building.

PART 2 – DEMOLITION

2.1 DEMOLITION

There is no demolition component to this WMP. All issues relating to the demolition stage of the development were dealt with in a WMP prepared by Dickens Solutions dated 9 January 2020 that was submitted to Council as part of a DA Package for the project in 2020.

A copy of that WMP is attached below. The Demolition stage is addressed on Part 2 on pages 7 to 12.



WMP @ 114-116
Restwell Street, Banl

PART 3 – CONSTRUCTION

3.1 CONSTRUCTION – GENERALLY

There is no construction component to this WMP. All issues relating to the construction stage of the development were dealt with in the original WMP prepared by Dickens Solutions dated 9 January 2020.

A copy of that WMP is attached below. The Construction Stage is addressed in Part 3 on pages 13 to 18.



WMP @ 114-116
Restwell Street, Banl

PART 4 – ON GOING USE OF BUILDING

4.1 OBJECTIVES

1. To ensure that the storage, amenity and management of waste is sufficient to meet the needs of the development.
2. To ensure that all waste management activities are carried out effectively and efficiently, and in a manner that promotes the principles of health, safety and, convenience.
3. To promote waste minimisation practices.

4.2 ASSUMPTIONS

In preparing this proposal, the following assumptions have been made: -

1. The development proposes the construction of one (1) seven (7) storey residential flat building.
2. The building involves the construction of a (7) storey residential flat building containing 89 x 1, 2 and 3 bedroom units.
3. All waste, recycling and green waste (FOGO) bins for this building are provided in a Waste Storage Area (WSA) located on the ground floor as indicated on the Architectural Drawings.
4. In accordance with the approved Development Consent, all residential waste material will be stored for servicing in 6 x 1100-litre mobile bins.
5. In accordance with the approved Development Consent, all recycling material will be stored for servicing in 10 x 1100-litre mobile bins.
6. Waste services will be provided two (2) days per week.
7. Recycling services will be one (1) day per week.
8. Council provides a 'collect and return' service for residential flat buildings, and in accordance with Council requirements the WSA is located approximately 10 metres from the front boundary of the property.
9. All waste and recycling services will take place from the WSA, with access from Restwell Street.
10. The number and size of bins have been calculated from information provided by Canterbury Bankstown Council, by Council staff and from information contained in the Canterbury Bankstown Waste Management Guideline for New Developments.
11. Canterbury Bankstown Council will provide all waste and recycling services to the building.
12. Council's operators will collect all residential waste and recycling bins from the WSA and return them to it upon completion of the servicing of all bins.
13. The Owners Corporation will ensure that access to the WSA is available at all times on collection days.

4.3 WASTE HANDLING & MANAGEMENT

A cabinet will be located within each residential unit so that a receptacle, or receptacles, may be stored or housed in a convenient and practical location within the unit, for the reception of waste and recyclable material.

All residents will be responsible for depositing their waste and recycling material into the appropriate bins. All waste is to be placed in the red lidded waste bins. All recyclable material is to be placed in the yellow lidded recycling bins.

All waste and recyclables should be appropriately bagged or wrapped prior to being deposited into the designated bin.

Appropriate signage will be erected in the Residential WSA to assist residents in placing their waste and recyclables into the appropriate bins.

Unrestricted access to the Residential WSA will be provided at all times to the residents of the building so that waste and recycling material can be deposited within the appropriate bins at any time.

4.4 WASTE & RECYCLING – SERVICE REQUIREMENTS

All waste and recycling materials will be stored in approved receptacles of an appropriate size as specified in this WMP. The lids of the bins shall be closed at all times to reduce litter, stormwater pollution, odour and vermin.

The Council in general requires that colour coded receptacle lids that distinguish each service component are to be provided: -

- Waste Service – Red Lidded receptacle;
- Recycling Service – Yellow Lidded receptacle; and,
- Green Waste – Green Lidded receptacle.

4.5 RESIDENTIAL WASTE & RECYCLING – SERVICE ARRANGEMENTS

The tables (Table 1 and 2) below specify the criteria for waste and recycling generation rates (as specified by Canterbury Bankstown Council):

- Waste – 140 litres of bin space per unit per week;
- Recycling – 120 litres of bin space per unit, collected fortnightly; and,
- Green Waste – No service (Owners Corporation to manage).

All waste and recycling generation rates were obtained from information contained in the approved Consent.

TABLE 1 – RESIDENTIAL WASTE & RECYCLING GENERATION RATES

SERVICE TYPE	UNITS	BIN SPACE PER UNIT	TOTAL SPACE REQUIRED	BINS SIZE	SERVICES PER WEEK	BINS REQUIRED	BINS PROVIDED
Waste	89	140	12,460	1100	2	5.66	6
Recycling	89	120	10,680	1100	1	9.70	10

TABLE 2 – PROPOSED SERVICING ARRANGEMENTS

WASTE	RECYCLING
6 x 1100-litre bins Two (2) Services per Week	10 x 1100-litre bins One (1) Service per Week

4.6 PROVISION OF RESIDENTIAL WASTE & RECYCLING SERVICES

4.6.1 Residential Waste and Recycling Collection Service Provider Details

Canterbury Bankstown Council will provide all waste and recycling services to the building.

4.6.2 Details of Mobile Containers

In relation to the size and design of the waste and recycling mobile bins, the following technical information is provided: -

CONTAINER TYPE	HEIGHT (metres)	DEPTH (metres)	WIDTH (metres)
240 litre mobile container	1.070	0.675	0.585
1100 litre mobile container	1.470	1.370	1.370

4.6.3 Waste & Recycling Requirements

Waste and recycling requirements are provided in the tables (Tables 3 and 4) below.

WASTE & RECYCLING REQUIREMENTS

SERVICE	NUMBER OF CONTAINERS	COLLECTION FREQUENCY
Waste Service	6 x 1100-litre mobile containers	Twice Weekly
Recycling Service	10 x 1100-litre mobile containers	Weekly

4.6.4 Location, Design, and Construction of Waste Storage Area

A dedicated Waste Storage Area (WSA) is provided for this building and is located on the ground floor adjacent to the pathway into the site from Restwell Street as indicated on the Architectural Drawings.

The WSA is fully enclosed rectangular structure measuring 9.0m x 5.0m with a floor area of approximately 45sqm. Within is confines will be storage space for:

- 6 x 1100-litre red lidded mobile waste bins, and,
- 10 x 1100-litre yellow lidded recycling bins.

All waste and recycling services will take place from the WSA, with access from Restwell Street. The WSA is located approximately 10 metres of the Restwell Street kerbside.

4.6.5 Servicing Arrangements – Waste Collections

All waste services will be provided by Canterbury Bankstown Council, using a collection vehicle, that will enable all collections to be carried out effectively and efficiently, and in a manner that will aim not impact negatively on the principles of health, safety or convenience.

Council provides a 'collect and return' waste service for residential flat buildings, and in accordance with Council requirements the WSA is located within 10 metres of the Restwell Street kerbside.

Council's operators will collect the waste bins from the WSA, and wheel them to the collection vehicle in Restwell Street and return them to the WSA upon completion of the servicing of all bins.

The Owners Corporation will ensure that access to the WSA is available at all times on collection days.

The waste bins will be serviced two (2) days per week, on a day to be determined by the Council.

All 6 x 1100-litre waste bins will be presented for servicing on each collection day.

4.6.6 Servicing Arrangements – Recycling Collections

All recycling services will be provided by Canterbury Bankstown Council, using a collection vehicle, that will enable all collections to be carried out effectively and efficiently, and in a manner that will aim not impact negatively on the principles of health, safety or convenience.

Council provides a 'collect and return' recycling service for residential flat buildings, and in accordance with Council requirements the WSA is located within 10 metres of the Restwell Street kerbside.

Council's operators will collect the recycling bins from the WSA, and wheel them to the collection vehicle in Restwell Street and return them to the WSA upon completion of the servicing of all bins.

The Owners Corporation will ensure that access to the WSA is available at all times on collection days.

The recycling bins will be serviced one (1) day per week, on a day to be determined by the Council.

All 10 x 1100-litre mobile recycling bins will be presented for servicing on each collection day.

4.7 GREEN WASTE

All green waste generated from the use and occupation of the building will be managed and disposed of by the Owners Corporation.

4.8 BULKY WASTE STORAGE

Secure storage spaces are required to be provided for each residential unit in accordance with the provisions of Council's DCP 2015. This space may be used to store bulky waste items that can be disposed of as part of any bulky waste clean-up service to be provided to this complex.

Council requires a minimum of 4 square metres of space. In accordance with Council requirements the Bulky Waste Storage Area has a floor area of 7.13 square metres. It will be a fully enclosed area with a 1.5 metre doorway.

The Bulky Waste Storage Area is located in a separate part of the main waste storage area.

It will be the responsibility of the Owners Corporation to arrange for the removal of all unwanted bulky waste on a regular basis.

4.9 ON GOING OPERATION, USE & MAINTENANCE OF WASTE MANAGEMENT FACILITIES

All waste management facilities will be maintained in a clean and hygienic condition that will promote the principles of health, safety and convenience.

In order to achieve these objectives, the following facilities and devices will be required: -

1. The walls and floors of the WSA is to be constructed of smooth faced masonry or concrete, and all walls will be painted with light coloured and washable paint.
2. The junction between all floors and walls will be coved and sealed up to 100mm above the floor level, in order to eliminate the build-up of dirt and grime.
3. A floor waste, connected to the Sydney Water drainage system in accordance with that Authority's requirements, will be provided to all bin rooms and the WSA, and the floors will be graded to drain into it.
4. Appropriate washing facilities will be provided to bin rooms and the WSA, including appropriate plumbing and drainage fixtures and fittings, and the provision of running water.
5. The WSA will be washed and cleaned on a regular basis.
6. All mobile bins will be washed and cleaned on a regular basis.
7. All electrical equipment, including the provision of lighting, will be installed in accordance with the relevant Australian Standards.
8. Natural and mechanical ventilation will be required to be installed within the WSA in accordance with the relative provisions of the Building Code of Australia.
9. Appropriate signage will be displayed in both basements clearly identifying waste and recycling bins and the waste storage areas.
10. Appropriate signage will be erected within the WSA, providing instruction to residents on how to use waste and recycling facilities, including what is and what is not recyclable.
11. The Owners Corporation will be responsible for ensuring that all waste and recyclable matter and materials are placed and stored within the appropriate containers provided.

PART 5 – SUMMARY

5.1 SUMMARY

In summarising this proposal, the following information is provided:

1. Canterbury Bankstown Council have insisted that all activities associated with the installation of waste management facilities and the provision of waste management services are to take place in, and from, the Waste Storage Area located on the Ground Floor of the building.
2. This Waste Management Plan has been developed and documented in accordance with the Council's directions.
3. The number and size of bins have been calculated from information provided by Canterbury Bankstown Council.
4. All waste and recycling services will be provided Canterbury Bankstown Council.
5. The Owners Corporation will be responsible for ensuring that all on-going waste management activities are carried out in accordance with the provisions of this Waste Management Plan.

This is a unique development with a unique set of arrangements for its waste management activities.

The measures set out in this WMP aim to demonstrate that all such activities will be carried out effectively and efficiently, in a healthy, safe and convenient manner, to acceptable community standards, and to the requirements of the Canterbury Bankstown Council.